

Date: Job No.: 23-1048
 2023.11.02 OWNER REVIEW
 2023.11.04 OWNER REVIEW
 2023.11.21 OWNER REVIEW
 2023.11.30 OWNER REVIEW

MISSION LANDSCAPE ARCHITECTURE

ORIENTATION PLAN

Emerald Bay - Landscape Plan
 LAGUNA BEACH, CALIFORNIA, 92651





EXISTING TREE LEGEND

SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM		

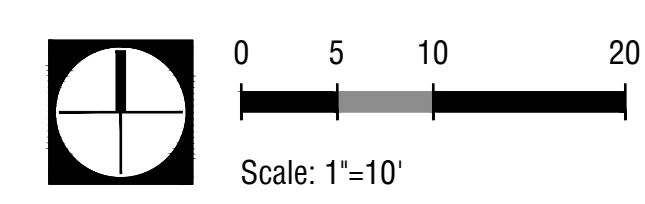
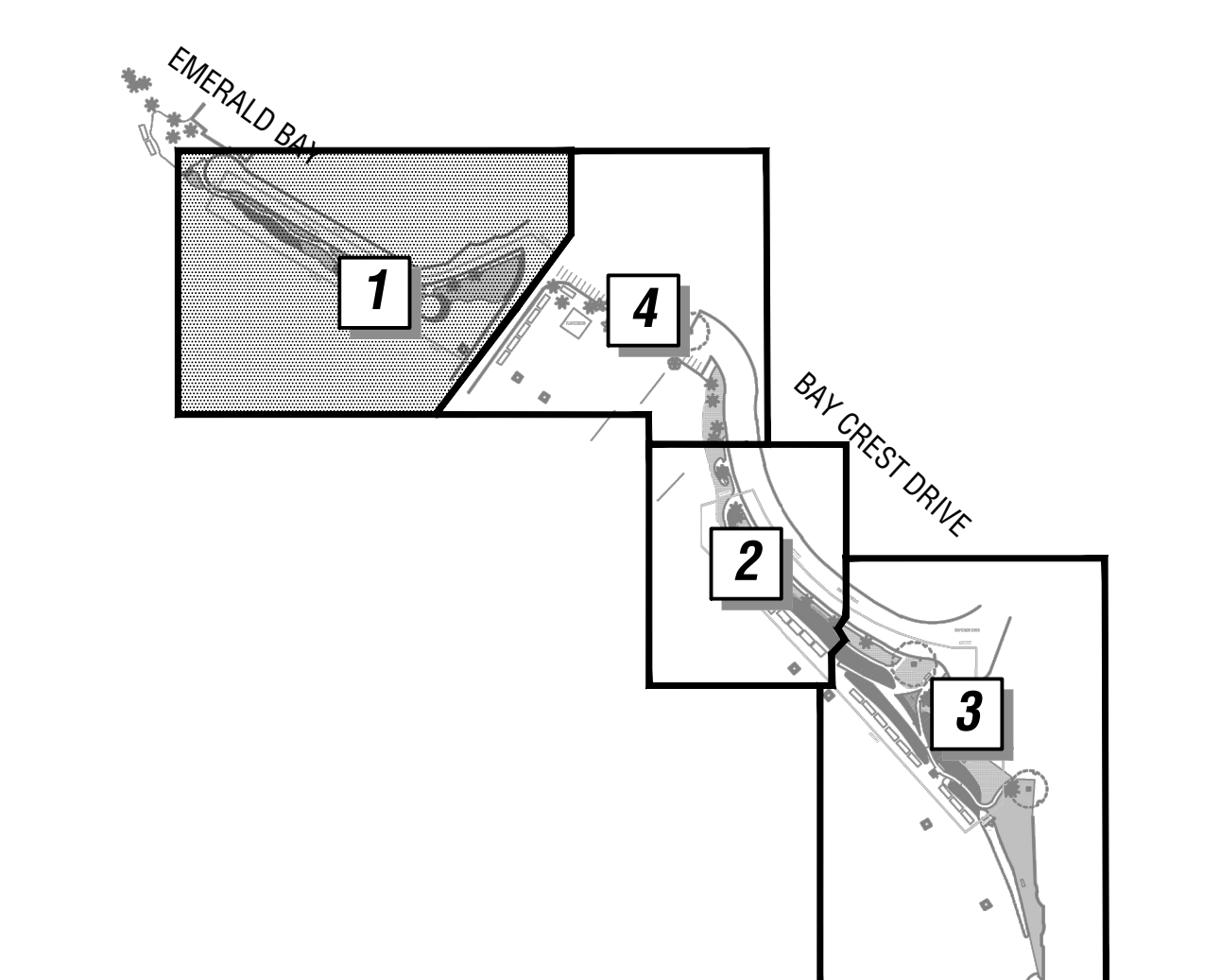
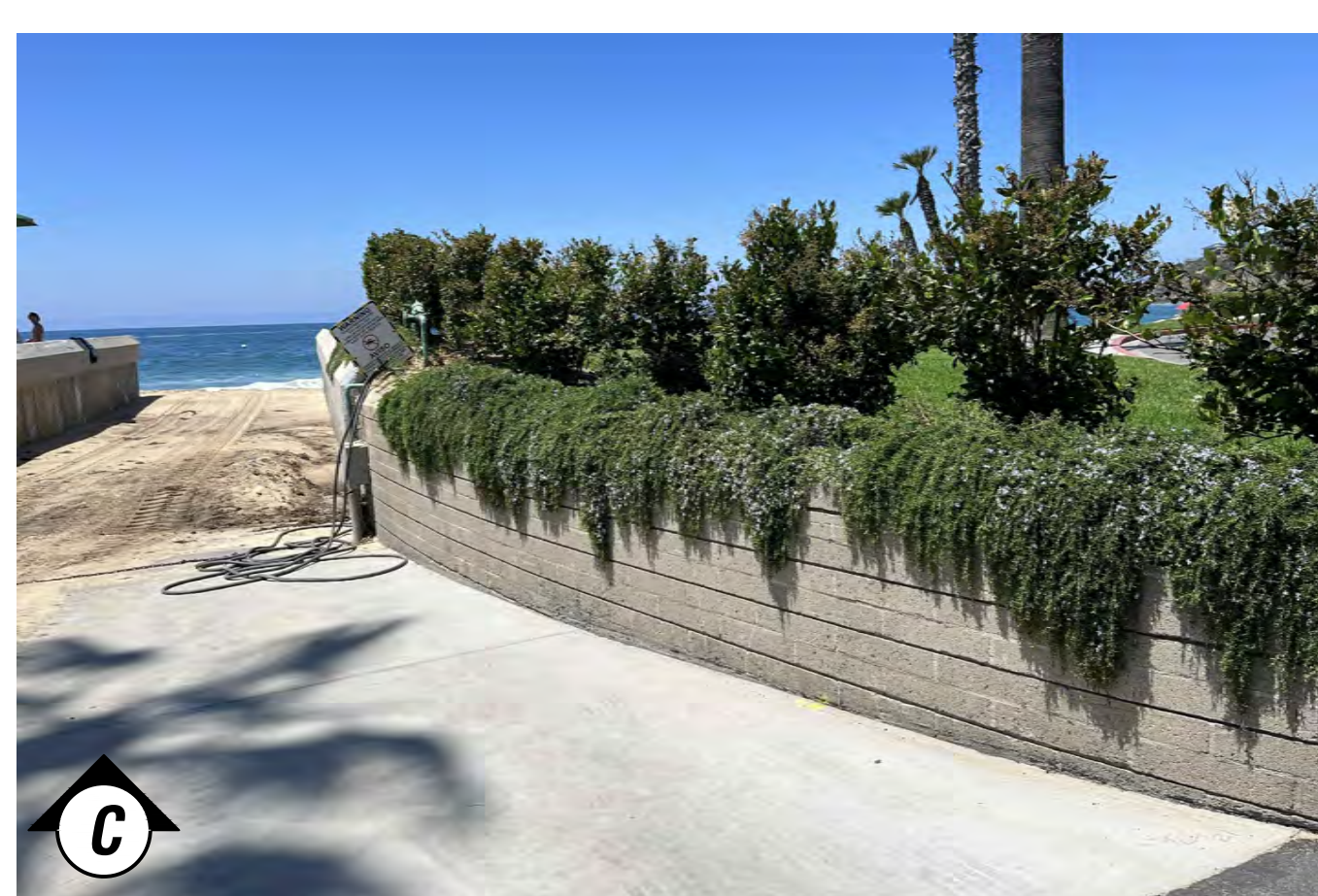
PLANTING DISPOSITION LEGEND

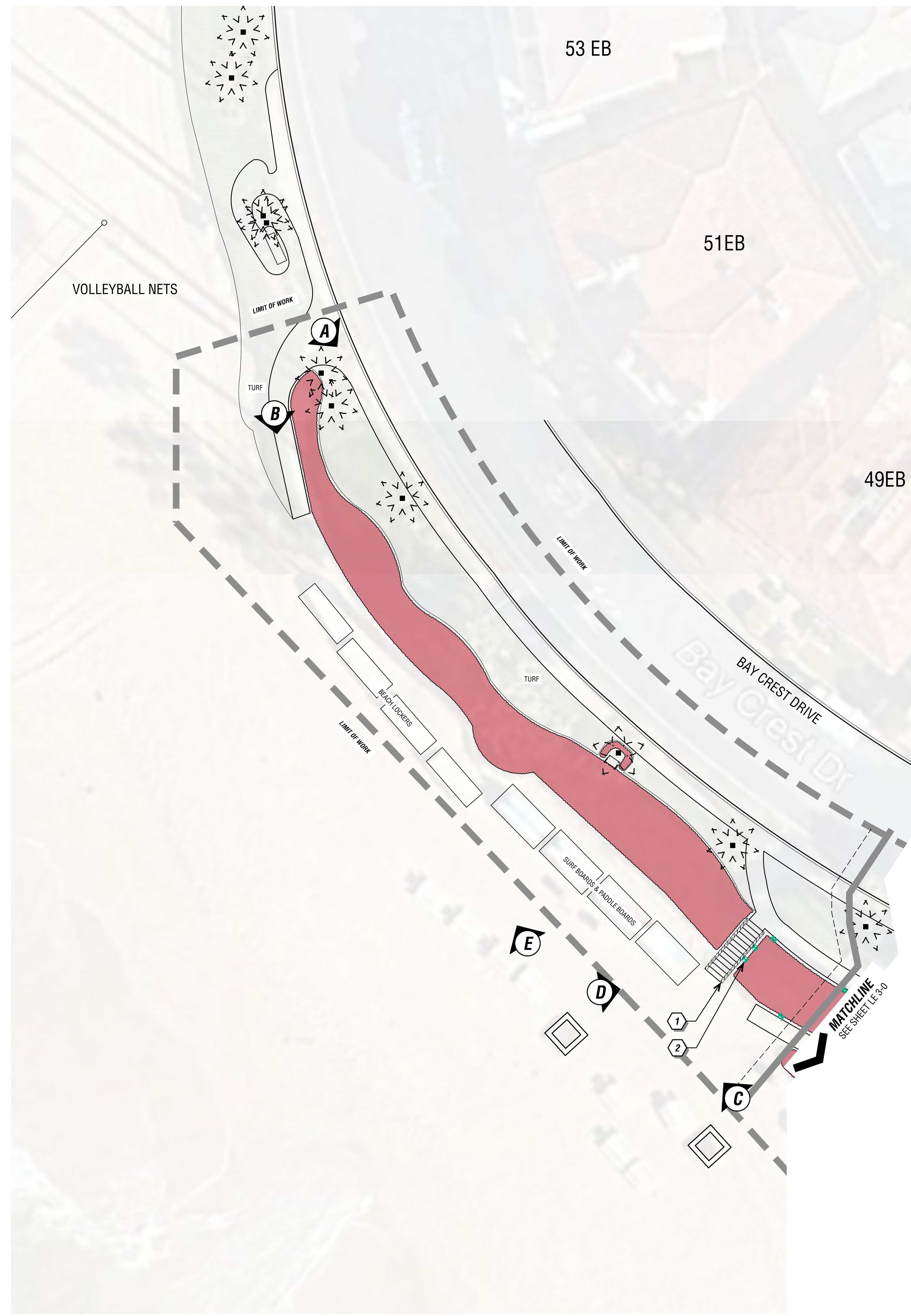
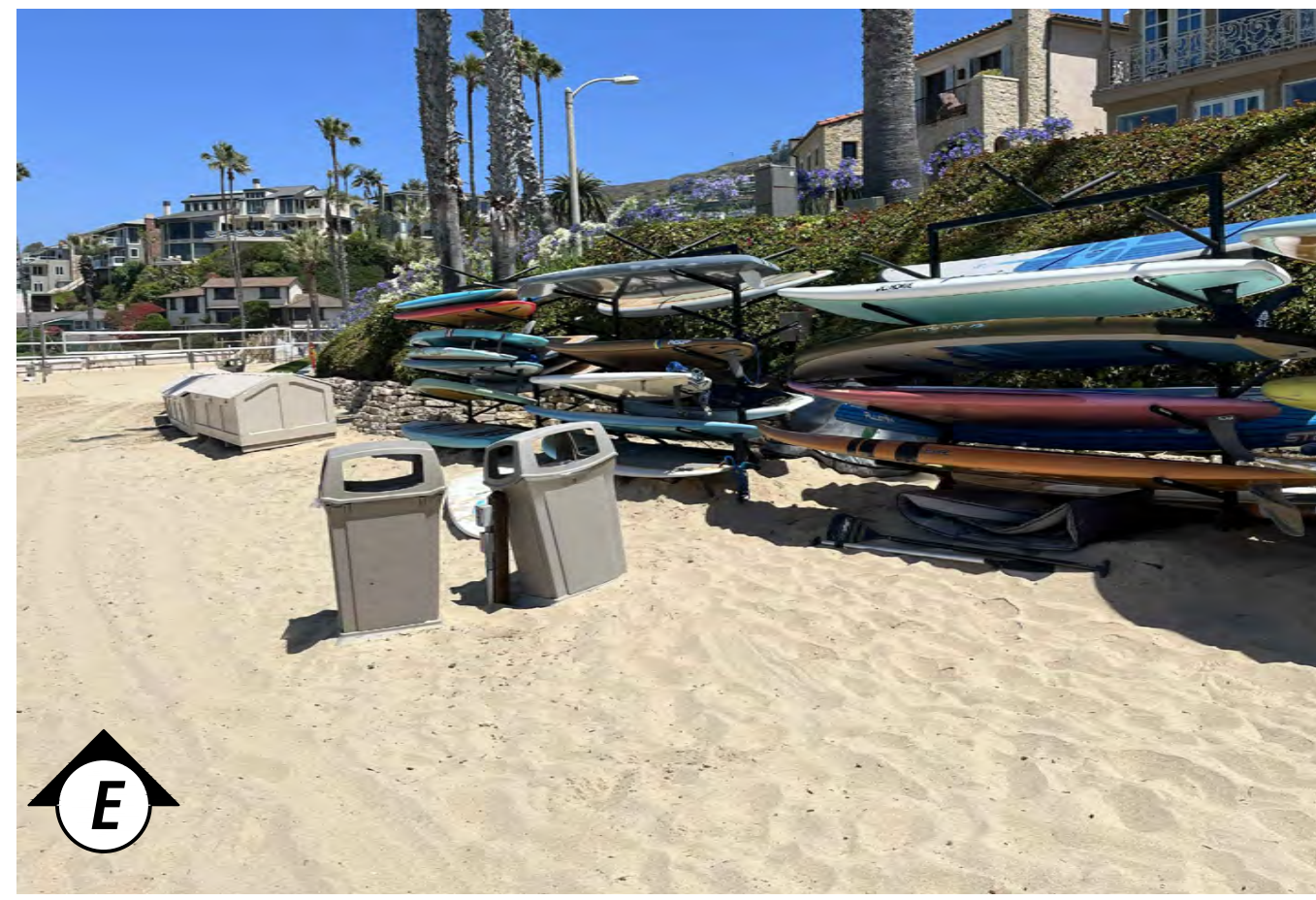
SYMBOL	TYPE
	EXISTING SHRUB/GROUNDCOVER TO BE REMOVED
	EXISTING SHRUB/GROUNDCOVER TO REMAIN (TYP.)
	EXISTING TURF TO BE REMOVED
	EXISTING TURF TO REMAIN (TYP.)

DEMOLITION LEGEND

TAG:	DESCRIPTION:
	EXISTING PUMP STATION TO BE REMOVED
	EXISTING SIDEWALK CONCRETE TO BE REPLACED WITH NEW CONCRETE
	EXISTING SIGN TO BE REPLACED
	EXISTING RAILING TO BE REPLACED
	EXISTING SHOWER TO BE REPLACED

- NOTE:**
- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR CONSTRUCTION OPERATION HOURS, PHASING SEQUENCE, AND CONSTRUCTION SCREENING AND SAFETY FENCE LOCATION.
 - THERE SHALL BE OPEN AND CLEAR EMERGENCY ACCESS ROUTE / PATH OF TRAVEL ALL TIME DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON PROJECT SITE, AND SHALL NOTIFY IMMEDIATELY TO LANDSCAPE ARCHITECT AND CLIENT REPRESENTATIVE OF ANY CONFLICT WITH NEW DESIGN LAYOUT PRIOR TO DEMOLITION AND CONSTRUCTION.





EXISTING TREE LEGEND

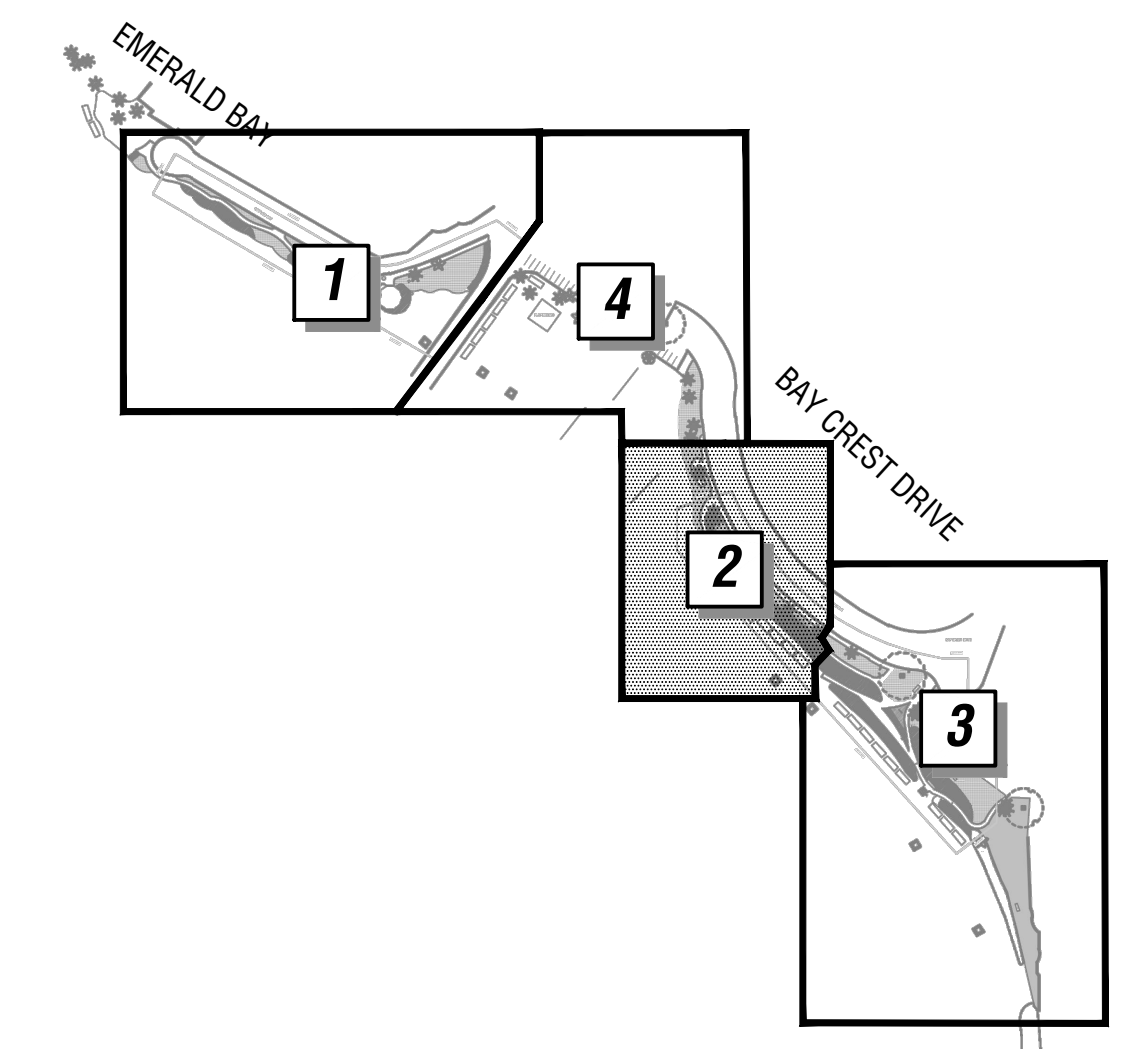
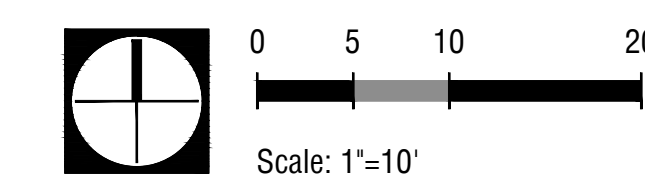
SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

PLANTING DISPOSITION LEGEND

SYMBOL	TYPE
	EXISTING SHRUB/GROUNDCOVER TO BE REMOVED
	EXISTING SHRUB/GROUNDCOVER TO REMAIN (TYP.)
	EXISTING TURF TO BE REMOVED
	EXISTING TURF TO REMAIN (TYP.)

DEMOLITION LEGEND

TAG:	DESCRIPTION:
	EXISTING RAILING TO BE REPLACED
	EXISTING PATHWAY LIGHTING TO BE REPLACED



KEY MAP

N.T.S.

AREA 2 - EXISTING CONDITIONS

Emerald Bay - Landscape Plan
LAGUNA BEACH, CALIFORNIA, 92651



EXISTING TREE LEGEND

SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM		POHUTUKAWA NEW ZEALAND CHRISTMAS TREE
	CUPRESSUS CYPRESS		

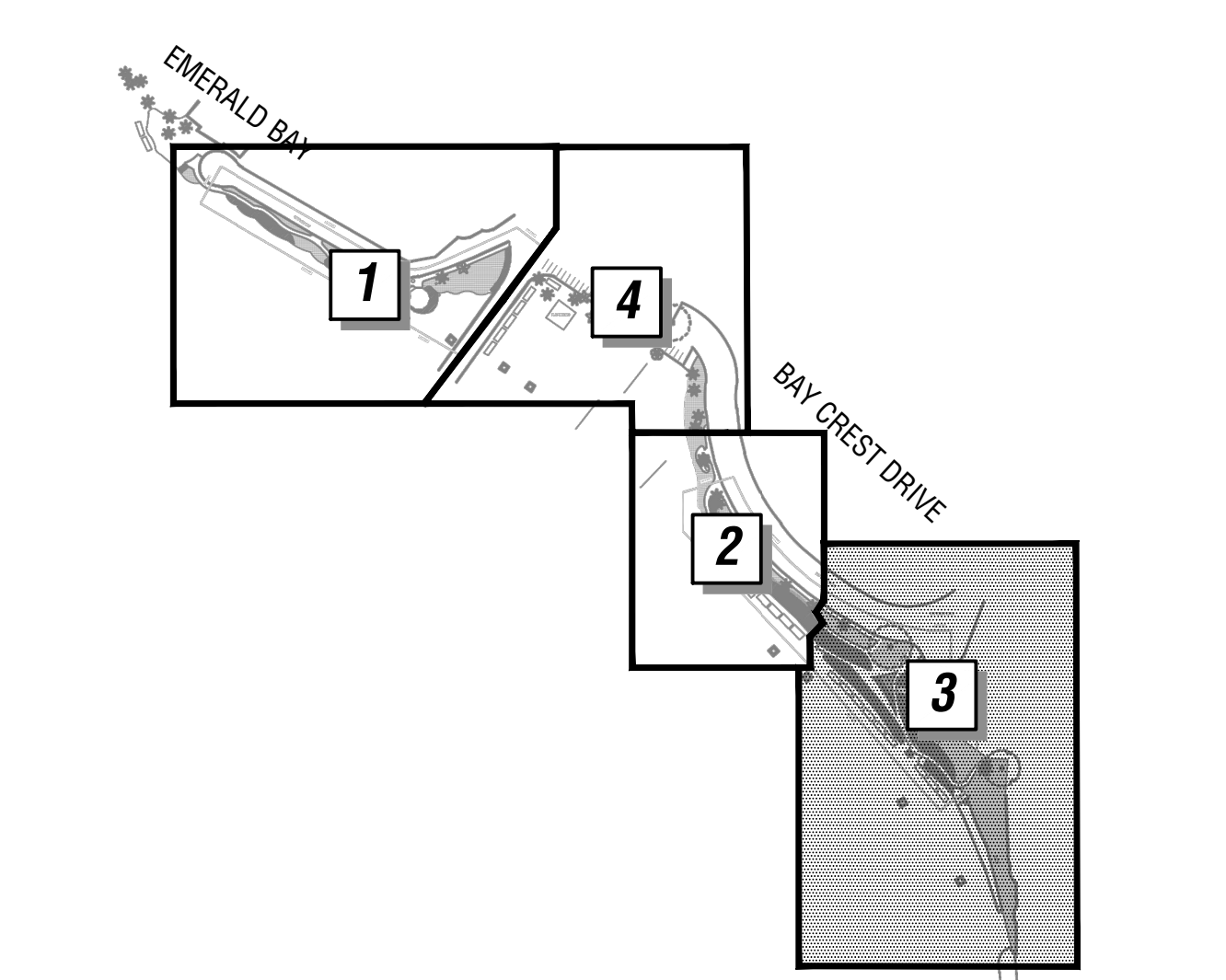
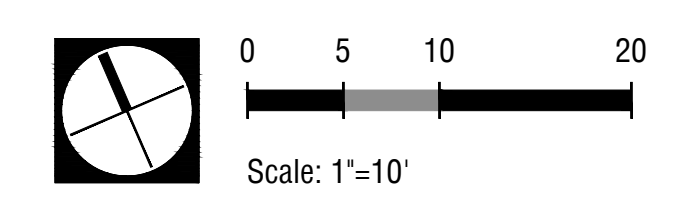
PLANTING DISPOSITION LEGEND

SYMBOL	TYPE
	EXISTING SHRUB/GROUNDCOVER TO BE REMOVED
	EXISTING SHRUB/GROUNDCOVER TO REMAIN (TYP.)
	EXISTING TURF TO BE REMOVED
	EXISTING TURF TO REMAIN (TYP.)

DEMOLITION LEGEND

TAG:	DESCRIPTION:	SYMBOL
1	EXISTING RAILING TO BE REPLACED	
2	EXISTING PATHWAY LIGHTING TO BE REPLACED	
3	EXISTING SIGN TO BE REPLACED	
4	EXISTING SHOWER TO BE REPLACED	
5	EXISTING RIP RAP WALL TO BE REPLACED	
6	EXISTING WOODEN BOARDWALK TO BE REPLACED	
7	EXISTING CONCRETE PATHWAY TO BE REPLACED AT EXISTING CONCRETE JOINTS	

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 - THERE SHALL BE OPEN AND CLEAR EMERGENCY ACCESS ROUTE / PATH OF TRAVEL ALL TIME DURING CONSTRUCTION.
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KEY MAP N.T.S.

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MISSION LANDSCAPE ARCHITECTURE

AREA 3 - EXISTING CONDITIONS

Emerald Bay - Landscape Plan
LAGUNA BEACH, CALIFORNIA, 92651



LE 3-0

Plan: P:202323-1048_Emerald Bay HOA-LS MasterPlan-CAD03-01-05-Concept_Schematic03-01-01-Sheets File: LE-01_20-1048.dwg | Layer: Mtl: LE 3-0 10/4/23

EXISTING TREE LEGEND

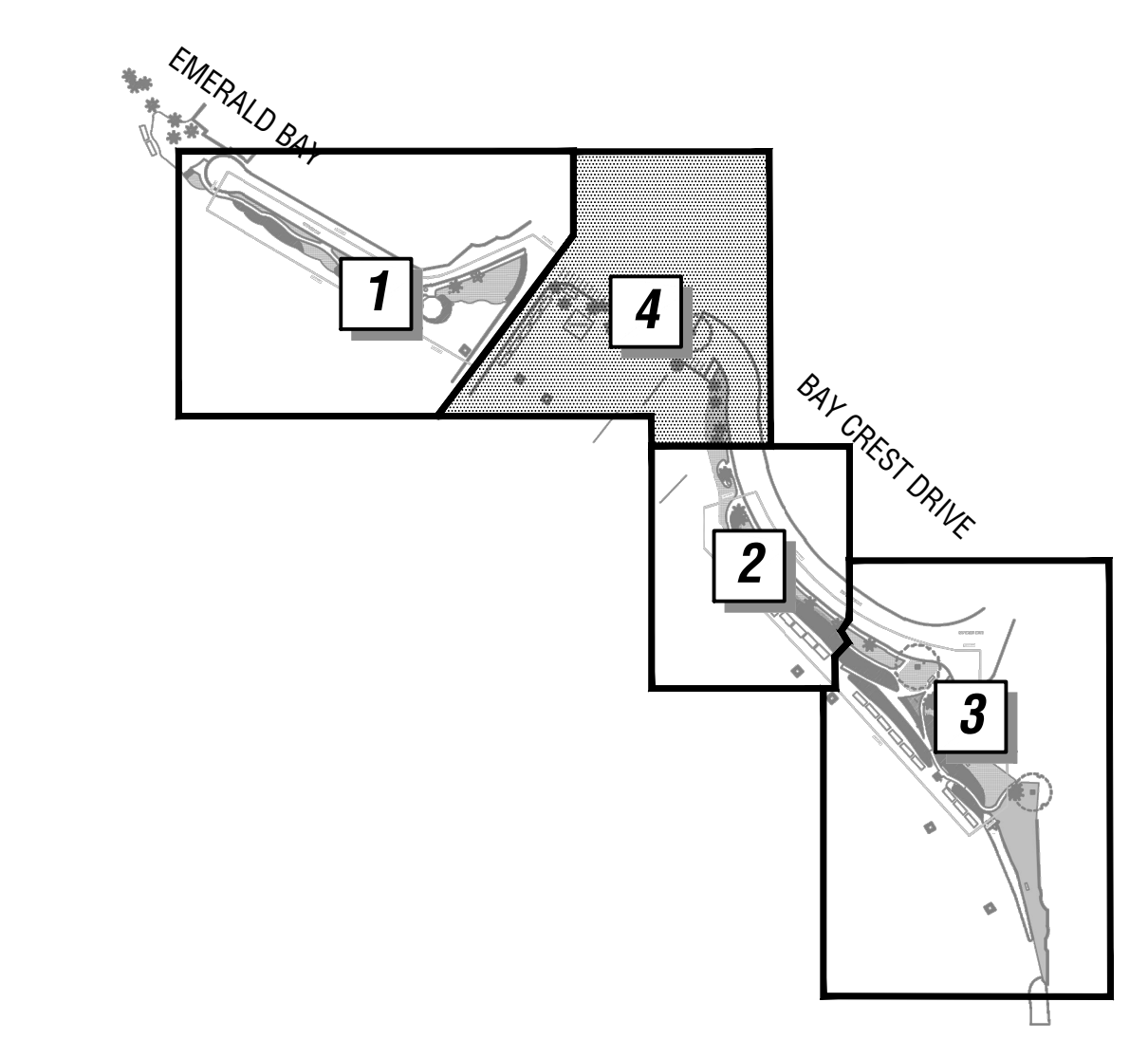
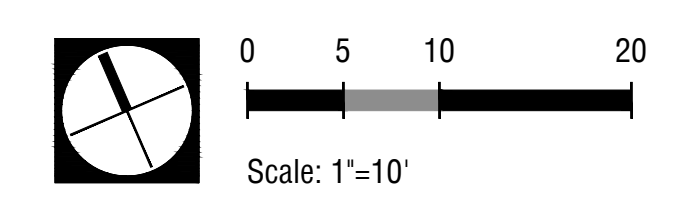
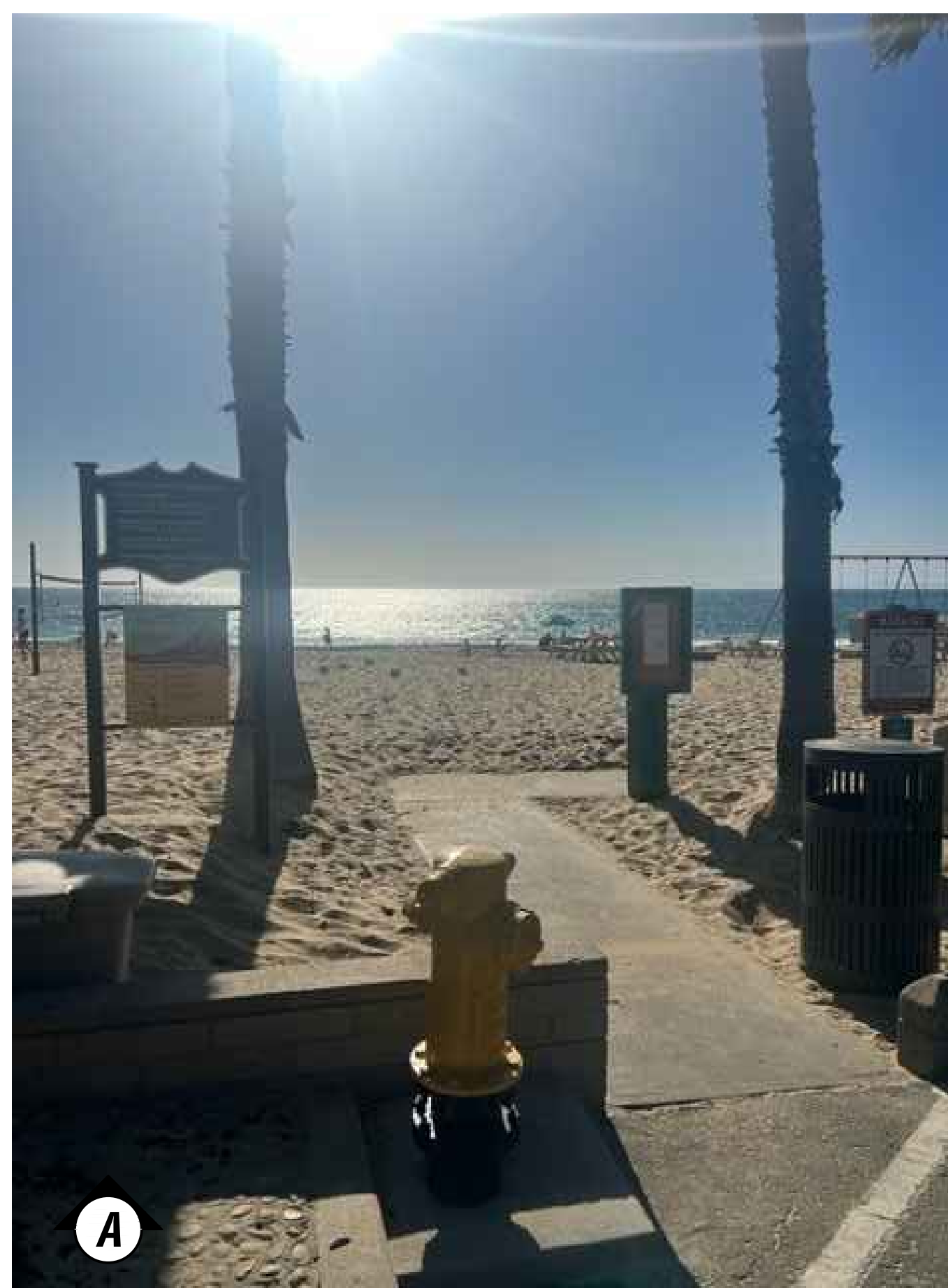
SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	CUPRESSUS CYPRESS		PHOENIX DACTYLIFERA DATE PALM

PLANTING DISPOSITION LEGEND

SYMBOL	TYPE
	EXISTING SHRUB/GROUNDCOVER TO BE REMOVED
	EXISTING SHRUB/GROUNDCOVER TO REMAIN (TYP.)
	EXISTING TURF TO BE REMOVED
	EXISTING TURF TO REMAIN (TYP.)

DEMOLITION LEGEND

TAG:	DESCRIPTION:
	EXISTING SIGN TO BE REPLACED
	EXISTING DATE PALMS (4) TO RECEIVE SEASONAL HOLIDAY LIGHTING



KEY MAP N.T.S.



EXISTING TREE LEGEND

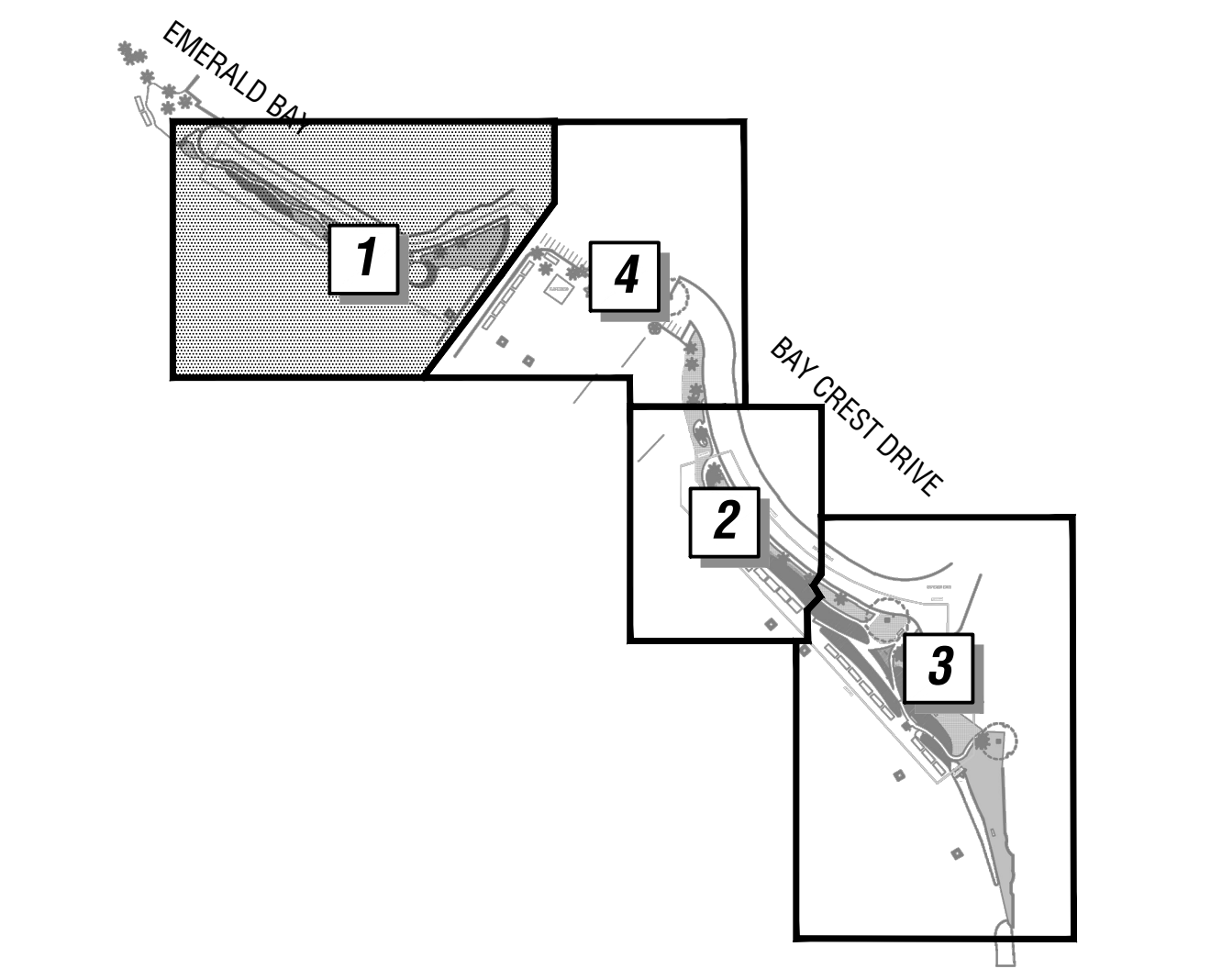
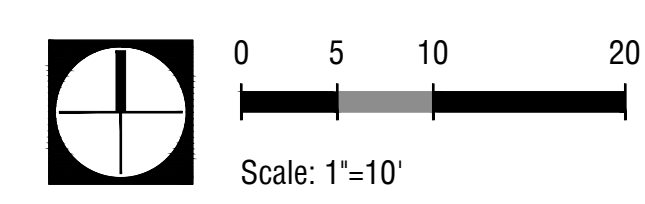
SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM		

PLANT SCHEDULE PLANTER1

SYMBOL	QTY	BOTANICAL NAME	WUCOLS	SIZE	REMARKS
	10	ERIOGONUM FASCICULATUM	VL	5 GAL.	@ 4'-0" O.C.
	1	HETEROMELES ARBUTIFOLIA	VL	15 GAL.	PER PLAN
	6	NASSELLA CERNUA	VL	1 GAL.	PER PLAN
GROUND COVERS					
	704 SF	TURF SOD	-		

LEGEND

TAG	DESCRIPTION
	EXISTING JETTY
	NEW SEWER LIFT STATION PANELS
	UPDATE EXISTING SHOWER WITH IPE WOOD COVER - REFER TO IMAGERY
	NEW WOOD HANDRAIL WITH CABLE TIES - REFER TO IMAGERY
	NEW WET WELL HATCH WITH WOOD DECK - REFER TO IMAGERY
	NEW ALUMINUM SIGN WITH WHITE LETTERS TO MATCH EXISTING - REFER TO IMAGERY
	NEW 5' THICK CONCRETE SIDEWALK



KEY MAP

N.T.S.

MLA
MISSION LANDSCAPE ARCHITECTURE

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AREA 1 - LANDSCAPE CONCEPT
 Emerald Bay - Landscape Plan
 LAGUNA BEACH, CALIFORNIA, 92651



File: P:\2023\1048_Emerald Bay\1048-LS-Masterplan\03-CAD\03-01-CS-Concept_Schedule\03 01 01-0000-Plan_LC-01_23-1048.dwg (print) Job No: LC 1-0 10/4/23

EXISTING TREE LEGEND

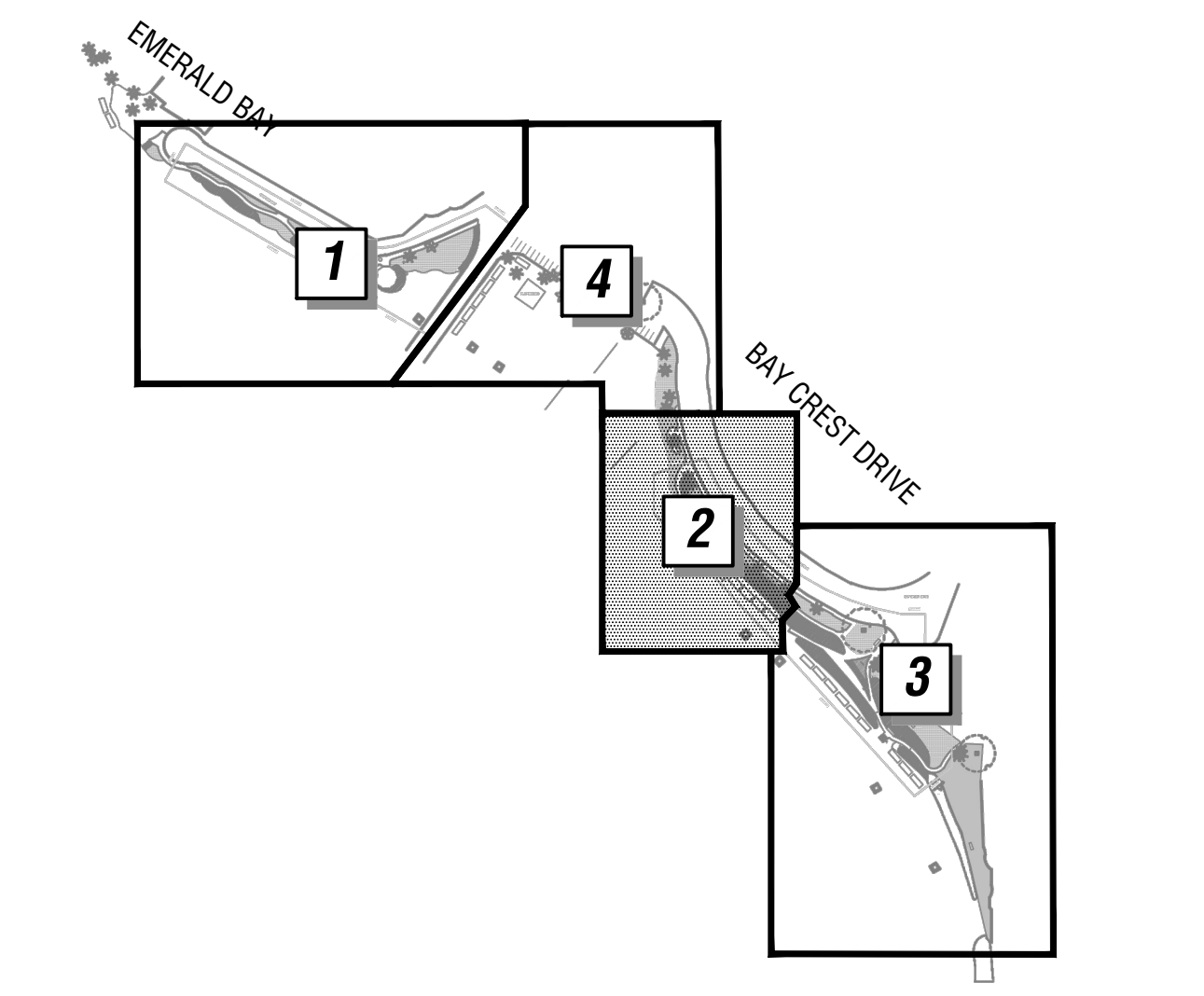
SYMBOL	TREE NAME	SYMBOL	TREE NAME
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

PLANT SCHEDULE PLANTER2

SYMBOL	QTY	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS
F	16	ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT	VL	5 GAL.	@ 4'-0" O.C.
Lc	27	LEYMUS CONDENSATUS GIANT WILD RYE	L	5 GAL.	@ 4'-0" O.C.
G	83	NASSELLA CERNUA NODDING NEEDLEGRASS	VL	1 GAL.	PER PLAN
SI	13	SALVIA LEUCOPHYLLA PURPLE SAGE	VL	5 GAL.	@ 4'-0" O.C.

LEGEND

TAG:	DESCRIPTION:
1	NEW WOOD HANDRAIL WITH CABLE TIES - REFER TO IMAGERY
2	NEW LIGHTS MATCH SWANSON PARK - REFER TO IMAGERY





ERIOGONUM FASCICULATUM
CALIFORNIA BUCKWHEAT



HETEROMELES ARBUTIFOLIA
TOYON



LEYMUS CONDENSATUS
GIANT WILD RYE



NASSELLA CERNUA
NODDING NEEDLEGRASS



SALVIA LEUCOPHYLLA
PURPLE SAGE



BEFORE



THIS RENDERING IS AN ARTISTIC RENDITION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION. SOME ITEMS MAY NOT BE STANDARD AND/OR COULD DIFFER



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LANDSCAPE RENDERING 1

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LR 1-0

